



## BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 19-15 Activity Number: T19SA00316 Date Accepted: 7/23/19PROPERTY LOCATION INFORMATIONProperty Address: 5138 S. FREMONT DRProject Description: UNPERMITTED ADDITION BUILT WITHIN 1' OF PROPERTYZoning: R-2Property Size (sqft): 4950Number of Existing Buildings: 1 Number of Stories: 1 Height: \_\_\_\_\_Legal Description: GARDEN PARK RESUB LOT 9Pima County Tax Parcel Number/s: 140-18-2010APPLICANT INFORMATION (The person processing the application and designated to receive notices):APPLICANT: RENE MARTINEZADDRESS: 2455 E SPEEDWAY STE #102PHONE: (520) 628-3654 FAX: ( )EMAIL: rm@talaveraengineering.comPROPERTY OWNER (If ownership in escrow, please note): JOSE FREGOSOADDRESS: 5138 S. FREMONT DRPHONE: (520) 419-6553 FAX: ( )EMAIL: sjexpress@comcast.net

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land  
☐ New addition to existing building  
☒ Existing building needs permits  
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building  
☐ New building on developed land  
☐ Modification to wall/fence height  
☐ Other \_\_\_\_\_

Related Permitted Activity Number(s): \_\_\_\_\_

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

  
SIGNATURE OF OWNER/APPLICANT08/23/19  
Date



## BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

THE PROJECT PROPOSED CONSISTS OF A ROOF EXTENSION OF AN EXISTING PORCH STRUCTURE TO DEVELOP A CARPORT STRUCTURE FOR SHADE PURPOSES.

THE EXISTING PORCH/CARPORT IS APPROXIMATELY 500 SF. THE EXTENSION IS APPROXIMATELY 700 SF. BY ADDING THIS COVERED AREA WE ARE STILL WITH IN THE PERCENTAGE OF COVERAGE ALLOWED THE ZONNING RULES AND REGULATION

LOT SIZE = 4950 SF

ALLOWABLE COVERAGE = 70% = 3465 SF

PROPOSED COVERAGE = 48% = 2379 SF

THE PROPOSED USE IS INTENDED AS A COVERED DRIVEWAY FOR SHADE PURPOSES ONLY IT IS BUILT WITH TYPICAL SLUMP BLOCK MATERIAL SUPPORT COLUMNS TO MATCH EXISTING PERIMETER WALL AND TYPICAL WOOD FRAME ROOF STRUCTURE

Case Number: C10- 19-15

Activity Number: T19CM00042



## APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

THE SITE IS LOCATED IN R-2 ZONE. ALLOWABLE USE IS A. SINGLE FAMILY RESIDENCE (SFR)

\* THE APPLICABLE UDC SECTION FOR USE-SPECIFIC STANDARDS 4.9.7.B.5-9. THE MINIMUM SETBACK IS THE GREATER OF 6 FT OR  $\frac{2}{3}$  HEIGHT OF THE STRUCTURE'S WALL FACING EACH INTERIOR PROPERTY LINE (TABLE 6.3-2.A)

\* THE PROPOSED SETBACK OF THE STRUCTURE IS WITHIN 4" OF THE EAST PROPERTY LINE.

\* THE MINIMUM SETBACK FROM THE BACK OF THE SIDE WALK IS 19 FT PER UDC SECTION 6.4.5.C.2.b.1. THE MINIMUM DRIVEWAY LENGTH IS 18 FT TO THE PROPERTY LINE PER UDC SECTION 6.4.5.C.2.b.1.9 & b.

\* THE PROPOSED SETBACK OF THE STRUCTURE IS WITHIN 4" OF THE NORTH (FROM) PROPERTY LINE

Case Number: C10- 19-15

Activity Number: T19CM00042





## BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

THE PROPERTY IS RELATIVELY NARROW TO UTILIZE ANY OTHER SPACE FOR  
THE PROPOSED STRUCTURE. AS YOU ALL KNOW CLIMATE CONDITION IN THE AREA OF  
STATE ARE HARSH AND EXCESSIVE THERE FOR THE NEED FOR ADDITIONAL SHADE.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

CURRENT CIRCUMSTANCES WERE NOT SELF-IMPOSED OR CREATED BY THE OWNER  
LIMITATIONS DUE TO LOT SIZE AND LAYOUT WERE THE MAIN FACTORS IN ADDITION  
TO THE ITEMS OUTLINED ON RESPONSE #1 ABOVE

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

BY GRANTING THE PROPOSED VARIANCE NO SPECIAL PRIVILEGES ARE GIVEN TO THE  
HOMEOWNER SEVERAL OTHER PROPERTIES HAVE SIMILAR STRUCTURES AND MOST  
LIKELY DUE TO THE SAME OR SIMILAR REASONS

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

AS INDICATED DUE TO LOT SIZE, SHAPE AND DWELING LOCATION THE DEVELOPED  
AND COVERED AREA WAS THE ONLY SUITABLE LOCATION FOR PROPOSED  
STRUCTURES.

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BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

ALL IMPROVEMENTS ARE WITH IN THE PROPERTY BOUNDARIES THERE FOR  
NO DETRIMENTAL ELEMENTS ARE IMPOSED TO THE PUBLIC WELFARE

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

ALL IMPROVEMENTS DO NOT BLOCK ANY LIGHT OR VENTLATION TO NEIGHBORING  
PROPERTIES. IT IS AN OPEN STRUCTURE FOR SHADE PURPOSES ONLY.  
IT ACTUALLY INCREASES PROPERTY VALUES TO THE SURROUNDING PROPERTIES

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

YES ALL IMPROVEMENT PROPOSED ARE PRACTICALLY MINIMAL TO MEET ITS  
PURPOSE AND STILL COMPLY WITH NEIGHBORHOOD ARCHITECTURAL STYLE AND  
CONSTRUCTION MATERIALS.

Case Number: C10- 19-15

Activity Number: T19CM00042



Planning & Development Services Department  
201 N. Stone Avenue  
PO Box 27210  
Tucson, AZ 85726  
(520) 791-5550

### Letter of Agency/Authorization

*If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).*

Date: 06/20/19

To:

City of Tucson  
Planning & Development Services Department  
Zoning Administration Division  
PO Box 27210  
Tucson, AZ 85726

Planning & Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: RENE MARTINEZ (TALOVERA ENGINEERING) Phone: 520-628-3654

Applicant's Address: 2455 E SPEEDWAY STE #102

To submit a Design Development Option (DDO) application on my behalf.

The subject property located at:	5138 S. FREMONT DR
Assessor's Parcel Number:	140-18-2010
Printed Name of Owner of Record:	Jose J Fregado
Address of Owner of Record:	4263 W Beehive Peak CT.
Phone Number of Owner of Record:	520-419-6553
Signature of Owner of Record: (must be original signature)	Jose J Fregado

Activity Number: T19CM0042

DDO Case Number: DDO-10-19-15



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ZONING REVIEW TRANSMITTAL

**FROM:** Nick Ross *NR*  
Planner

**PROJECT:** T19CM00042  
5138 S Freemont Drive  
Unpermitted Addition built within 1-foot of property line

**TRANSMITTAL:** January 7, 2019

**COMMENTS:** The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-2 zone (UDC 4.7.9). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9.

The minimum setback is the greater of six (6) feet, or two-thirds ( $2/3$ ) the height of the structure's wall facing each interior property line (Table 6.3-2.A). The unpermitted addition has been built within 4" of the property line to the east.

The minimum setback to the back of a sidewalk for a garage is twenty (20) feet (UDC Section 6.4.5.C.1.a). The unpermitted structure is built within 4" of the street property line.

Variance is required.





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Variance is required.





## **TALAVERA ENGINEERING & CONSTRUCTION**

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719  
(520 628 3654)

Date: 02/19/19

RE: Single Family Residence, Existing  
Carports  
5138 S Fremont Dr.  
Tucson, AZ  
Activity # T19CM00042

### **NEIGHBORHOOD MEETING NOTICE**

To whom it may concern,

By means of this letter, we are pleased to invite you to attend a neighborhood meeting scheduled on Friday March 1<sup>st</sup>, 2019, from 5:00pm - 7:00pm at the property where this project is proposed, 5138 S. Fremont Dr. Tucson, AZ.

During this meeting the existing project will be explained on a person to person basis if needed, and we will address any questions and/or concerns you might have. Preliminary construction documents will be available to any interested party.

#### **Description of the Project and Variance Items Requested.**

The existing project consists of a carport structure on the front of the property and a carport on the rear of the property. These carports are located along the west property line.

As noted, the existing carports are within 1ft from the property line, therefore the need to request a Variance by submitting an Application to the Board of Adjustments.

The existing carports are built with typical wood frame roof structure and wood posts with several slump block columns to match the existing site walls, the residence architecture and neighborhood adjacent properties.

Below is the requirements per City of Tucson UDC Code and the proposed modification applied to our project.

1. The Site is located in the R-2 Zone (UDC 4.7.9). A single family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5-9.
2. Per City of Tucson requirements for an R-2 Zone, Residential Use to a Residential Zone the required perimeter yard setback is 6'-0" or 2/3 the height of the proposed exterior wall of the structure. (Table 6.3-2.A).
  - a. For the existing addition to the carport structure, has been built within 4" of the property line to the east.
3. Per City of Tucson requirements for an R-2 Zone, Residential Use to a Residential Zone the required front yard setback from the back of the sidewalk to the structure is 19'-0" (UDC Section 6.4.5.C.2.b.1). The required driveway length for a garage/carport is 18'-0" to the property line (UDC Section 6.4.5.C.2.b.1.a&b.).
  - a. For the existing addition to the carport structure, has been built within 4" of the street property line to the north.
4. Variance is required.

The existing carports are built with typical material to match neighborhood architecture and history we would like to maintain undisturbed as much as possible.

Finally, a Public Hearing will be scheduled following this meeting. We would like to let adjacent property owners, neighborhood associations, and general public to know that you may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing if desired.

We would like to thank you for your time,

Sincerely:



Rene Martinez, P.E.  
Talavera Engineering & Construction  
2455 E Speedway Ste # 102  
Tucson AZ 85719  
Rene Martinez P.E.  
Mobile: 520-891-9061  
[rm@talaveraengineering.com](mailto:rm@talaveraengineering.com)



## Talavera Engineering & Construction

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719  
(520 628 3654)

City of Tucson  
Planning and Development Services  
201 N Stone Ave  
PO Box 27210  
Tucson AZ 85726

Date: 03/28/19

RE: Fregoso Residence  
5438 S Fremont Dr.  
Tucson, AZ  
Parcel # N/A  
Activity # T19CM00042

To whom it may concern,

This serves to place on record the fact that on February 21<sup>st</sup>, 2019,  
RENE MARTINEZ, mailed notice of the Fregoso Residence neighborhood  
meeting such that the notice was received at least ten (10) days prior to the date  
of the meeting.

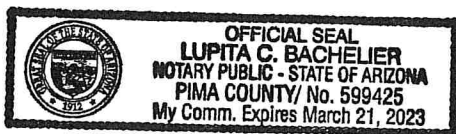
Signature: \_\_\_\_\_

Date: 3/28/19

Attachment: Copy of mailing labels

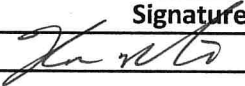
State of Arizona  
County of Pima

The instrument was signed or acknowledged before me on March 28<sup>th</sup>, 2019  
By RENE MARTINEZ



Lupita C Bachelier  
Notary Signature

Attendance at Fregoso Variance Neighborhood Meeting. March 1st, 2019

#	Name	Signature	Owner/HOA/Business
1	RENE MARTINEZ		OWNER AGENT
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## **TALavera ENGINEERING & CONSTRUCTION**

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719  
(520 628 3654)

Date: 03/05/19

RE: Single Family Residence, Existing  
Carports  
5138 S Fremont Dr.  
Tucson, AZ  
Activity # T19CM00042

### **NEIGHBORHOOD MEETING REPORT**

To whom it may concern,

By means of this letter, we would like to inform you that a meeting took place on Friday March 1<sup>st</sup>, 2019, from 5:00pm - 7:00pm at the property where this project is proposed, 5138 S. Fremont Dr. Tucson, AZ.

Meeting was started at 5:00pm. During this meeting the existing project was going to be explained on a person to person basis but there were no attendees during this time period.

#### **Description of the Project and Variance Items Requested.**

The existing project consists of a carport structure on the front of the property and a carport on the rear of the property. These carports are located along the west property line.

As noted, the existing carports are within 1ft from the property line, therefore the need to request a Variance by submitting an Application to the Board of Adjustments.

The existing carports are built with typical wood frame roof structure and wood posts with several slump block columns to match the existing site walls, the residence architecture and neighborhood adjacent properties.

Below is the requirements per City of Tucson UDC Code and the proposed modification applied to our project.

1. The Site is located in the R-2 Zone (UDC 4.7.9). A single family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5-9.
2. Per City of Tucson requirements for an R-2 Zone, Residential Use to a Residential Zone the required perimeter yard setback is 6'-0" or 2/3 the height of the proposed exterior wall of the structure. (Table 6.3-2.A).
  - a. For the existing addition to the carport structure, has been built within 4" of the property line to the east.
3. Per City of Tucson requirements for an R-2 Zone, Residential Use to a Residential Zone the required front yard setback from the back of the sidewalk to the structure is 19'-0" (UDC Section 6.4.5.C.2.b.1). The required driveway length for a garage/carport is 18'-0" to the property line (UDC Section 6.4.5.C.2.b.1.a&b.).
  - a. For the existing addition to the carport structure, has been built within 4" of the street property line to the north.
4. Variance is required.

We would like to thank you for your time,

Sincerely:



Rene Martinez, P.E.  
Talavera Engineering & Construction  
2455 E Speedway Ste # 102  
Tucson AZ 85719  
Rene Martinez P.E.  
Mobile: 520-891-9061  
[rm@talaveraengineering.com](mailto:rm@talaveraengineering.com)



## **TALavera ENGINEERING & CONSTRUCTION**

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719  
(520 628 3654)

Date: 05/17/19

RE: Single Family Residence, Existing  
Carports  
5138 S Fremont Dr.  
Tucson, AZ  
Activity # T19CM00042

### **NEIGHBORHOOD MEETING FOLLOW UP NOTICE**

To whom it may concern,

By means of this letter, we would like to let you know that during our meeting scheduled on Friday March 1<sup>st</sup>, 2019, from 5:00pm - 7:00pm at the property where this project is proposed, there were no objections to the proposed existing carport structures.

#### **Description of the Project and Variance Items Requested.**

The existing project consists of a carport structure on the front of the property and a carport on the rear of the property. These carports are located along the west property line.

As noted, the existing carports are within 1ft from the property line, therefore the need to request a Variance by submitting an Application to the Board of Adjustments.

The existing carports are built with typical wood frame roof structure and wood posts with several slump block columns to match the existing site walls, the residence architecture and neighborhood adjacent properties.

Below are the requirements per City of Tucson UDC Code and the proposed modification applied to our project.

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  - a. For the existing addition to the carport structure, has been built within 4" of the street property line to the north.
4. Variance is required.

If you have any questions or concerns with the project above referenced or would like to meet and discuss further, please contact us.

We would like to thank you for your time,

Sincerely:



Rene Martinez, P.E.  
Talavera Engineering & Construction  
2455 E Speedway Ste # 102  
Tucson AZ 85719  
Rene Martinez P.E.  
Mobile: 520-891-9061  
[rm@talaveraengineering.com](mailto:rm@talaveraengineering.com)





## TALAVERA ENGINEERING & CONSTRUCTION

2455 E. Speedway Blvd. Suite #102 Tucson Arizona 85719  
(520 628 3654)

City of Tucson  
Planning and Development Services  
201 N Stone Ave  
PO Box 27210  
Tucson AZ 85726

Date: 07/23/19

RE: Fregoso Residence  
5438 S Fremont Dr.  
Tucson, AZ  
Parcel # N/A  
Activity # T19CM00042

To whom it may concern,

This serves to place on record the fact that on July 15<sup>th</sup>, 2019,  
RENE MARTINEZ, mailed follow up notice of the Fregoso Residence  
neighborhood meeting such that the notice was received at least ten (10) days  
prior to the date of the board meeting.

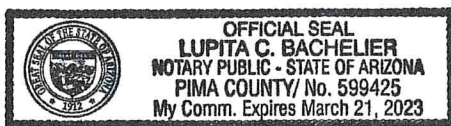
Signature: 

Date: 07/23/19

Attachment: Copy of mailing labels

State of Arizona  
County of Pima

The instrument was signed or acknowledged before me on July 23<sup>rd</sup>, 2019  
By RENE MARTINEZ



  
Notary Signature



## Pima County Geographic Information Systems

### Parcel 140-18-2010

R2 F45B 70% let conv  
 545B 6' - 2 1/2 h  
 R45B

Read the [Disclaimer](#). Information on this page is **unofficial**.

Mail name and address	Legal description
140-18-2010	GARDEN PARK RESUB LOT 9
FREGOSO JOSE J	
5138 S FREMONT DR	
TUCSON AZ 85706-1459	

#### Situs (property) address

(About situs addresses)

Street Address	Jurisdiction	Postal City	Zip Code	
5138 S FREMONT DR	TUCSON	TUCSON	85706	<a href="#">ZIP+4 Lookup</a>

#### Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **140182010** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - [Recorded Document](#) for Docket 6130, Page 58.
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 31, Page 18.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 15S, Range 14E, Section 6.  
This parcel's GIS [overlay details](#) [Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.

- **Floodplain Information** from the [Pima County Regional Flood Control District](#)
  - [Parcel Floodplain Information](#). See [FEMA Digital Flood Insurance Rate Maps \(DFIRMs\)](#) for more.
  - City of Tucson jurisdiction. See [City of Tucson Floodplain Information](#) or call (520) 791-5609.
- [ZoomTucson services](#) and [ZoomBiz incentives](#) near this parcel from the [City of Tucson](#). These are also useful for many parcels outside of the City of Tucson.

Over 100 parcel details from GIS overlay analysis

[Learn more](#) about parcel GIS overlay details. See a [list of all details](#).



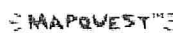
<a href="#">Airports</a>	<a href="#">Grids</a>	<a href="#">Schools</a>
<a href="#">Associations</a>	<a href="#">Incentive Zones</a>	<a href="#">Sonoran Desert Conservation Plan</a>
<a href="#">Census</a>	<a href="#">Jurisdictions</a>	<a href="#">Transportation</a>
<a href="#">Comprehensive Plan-Pima Prospers</a>	<a href="#">Landscape Classifications</a>	<a href="#">Utilities</a>
<a href="#">Development</a>	<a href="#">Miscellaneous</a>	<a href="#">Zoning</a>
<a href="#">Floodplain-Defined by Pima County RFCD</a>	<a href="#">Other Regulatory Areas</a>	
<a href="#">Floodplain-FEMA</a>	<a href="#">PC Gov. Property Rights</a>	
<a href="#">Governmental Districts and Areas</a>	<a href="#">Public Safety</a>	

Parcel GIS geometry details

Accuracy is limited to that of the GIS parcel data. All data is subject to this [disclaimer](#).

Parcel centroid coordinates	Approximately 32.158582 degrees latitude, -110.953709 degrees longitude.
Parcel area	<p><b>This is only an estimate from GIS data.</b></p> <p>The <a href="#">Subdivision Plat Map</a> may also specify parcel area. See <a href="#">Finding Parcel Areas</a>.</p> <hr/> <p>Approximately 0.12 acres or 5,144 square feet.</p>

Zoom to maps of the parcel's area

<div><b>PimaMaps</b><ul style="list-style-type: none"><li>◦ <a href="#">Main map</a></li><li>◦ <a href="#">Survey map</a></li></ul></div> <div><b>Autodesk MapGuide</b><ul style="list-style-type: none"><li>◦ <a href="#">Main map</a></li><li>◦ <a href="#">Orthophoto map</a></li></ul></div> <div>City of Tucson<ul style="list-style-type: none"><li>◦ <a href="#">MapTucson</a></li></ul></div>	<div><b>Oblique Aerial Photos</b></div> <div>You can change the view (N,S,E,W) or pan and zoom the oblique photo.</div> <div>If the parcel centroid is outside the oblique photo area, either a flat map is shown or the page remains empty.</div> <div> <b>PICTOMETRY</b> INTELLIGENT IMAGES <a href="#">Pictometry Photos</a></div> <div>( Legacy Internet Explorer Viewer ) <a href="#">Learn more</a></div> <div> <b>Bing Maps Photos</b> If you don't see the oblique photo, pick "Bird's Eye".</div>	<div>Google <a href="#">Area Map</a></div> <div> <a href="#">Area Map</a></div> <div>bing <a href="#">Area Map</a></div>
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# GARDEN PARK RESUB (1-36)

MP 31018

RECORDED: JULY 17, 1979

\*\*\* THE FOLLOWING PLAT IS AN ANNOTATED  
VERSION OF THE ORIGINAL DOCUMENT. IT HAS  
BEEN ALTERED BY PIMA COUNTY DEVELOPMENT  
SERVICES TO SHOW ADDITIONAL INFORMATION.  
ORIGINAL COPIES MAY BE OBTAINED FROM THE  
PIMA COUNTY RECORDER\*\*\*



GENERAL NOTES

1. GROSS AREA OF SUBDIVISION: 4.83 ACRES
2. SEPARATE COURSE TO BE DEDICATE RECORDED IN DOCKET 1111-JUN
3. ALL FOUND SURVEY MONUMENTS AS INDICATED.
4. ALL LOT CORNERS SET WITH A 1/2" STEEL PIN TAGGED "A-377".
5. TOTAL NUMBER OF LOTS: 36
6. TOTAL NUMBER OF LOTS: 36
7. ③: INDICATES A CURVE, SEE CURVE DATA TABLE.
8. ALL LOT AREAS SHOWN IN PARENTHESIS.
9. BEARINGS ARE BASED ON SOUTH PARK AVENUE AS SHOWN IN BOOK 3, PAGE 71 OF ROAD MAPS, SAID BEARING BEING: S00°05'05"E.

ANNOTATED  
COPY

DEDICATION

WE THE UNDERSIGNED HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON THIS PLAN AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE OWNERS OUR SUCCESSORS AND ASSIGNS DO HEREBY WAIVE THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, AND THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOODAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.

CONTINENTAL BUILDERS AND DESIGNERS, INC., AN ARIZONA CORPORATION

BY Paul L. McCoy, Jr. 11-1-79 11-1-79 11-1-79  
PAUL L. MCCOY, AGENT DATE

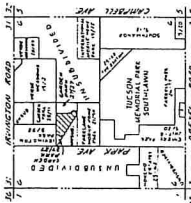
STATE OF ARIZONA } S.S.  
COUNTY OF PIMA

ON THIS 11th DAY OF JULY, 1979, BEFORE ME,  
THE UNDERSIGNED OFFICIAL, PERSONALLY APPEARED  
PAUL L. MCCOY, JR., KNOWN TO ME AND KNOWN TO BE  
AN AGENT OF CONTINENTAL BUILDERS AND DESIGNERS, INC.,  
AN ARIZONA CORPORATION, AND THAT HE AS SUCH AGENT  
BEING AUTHORIZED SO TO DO, EXECUTED THE FORE-  
GOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED  
AND SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS  
AGENT.

IN WITNESS WHEREOF I SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC 11-1-79 11-1-79 11-1-79  
ART COMMISSION EXPIRES

CITY OF TUCSON  
MAP 34  
ZONE R-2



APPROVALS

THIS IS TO CERTIFY THAT OFF-SITE IMPROVEMENTS AS REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE CITY OF TUCSON HAS BEEN ADVISED THAT THE IMPROVEMENTS HAVE BEEN SECURED BY THE POSTING OF PERFORMANCE BONDS, ASSURANCES OF SUCH OTHER SECURITY AS THE CITY DEEMS NECESSARY AND APPROPRIATE.

Living Moody 7-16-79  
CITY OF TUCSON PLANNING DIRECTOR DATE  
Frank J. C. C. 7-16-79  
CITY OF TUCSON ENGINEER DATE

I, DONALD L. DE MEYER, CLERK OF THE CITY OF TUCSON, ARIZONA, DO HEREBY CERTIFY THAT THE FOREGOING MAP WAS FILED IN THE OFFICE OF THE CLERK OF THE CITY OF TUCSON, ARIZONA ON THIS 11th DAY OF JULY, 1979.

Donald L. De Meyer 7/16/79  
CLERK, CITY OF TUCSON DATE

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS ACTUALLY EXIST AS SHOWN HEREON.

John A. Holliman RT 11214

GARDEN PARK  
RESUBDIVISION

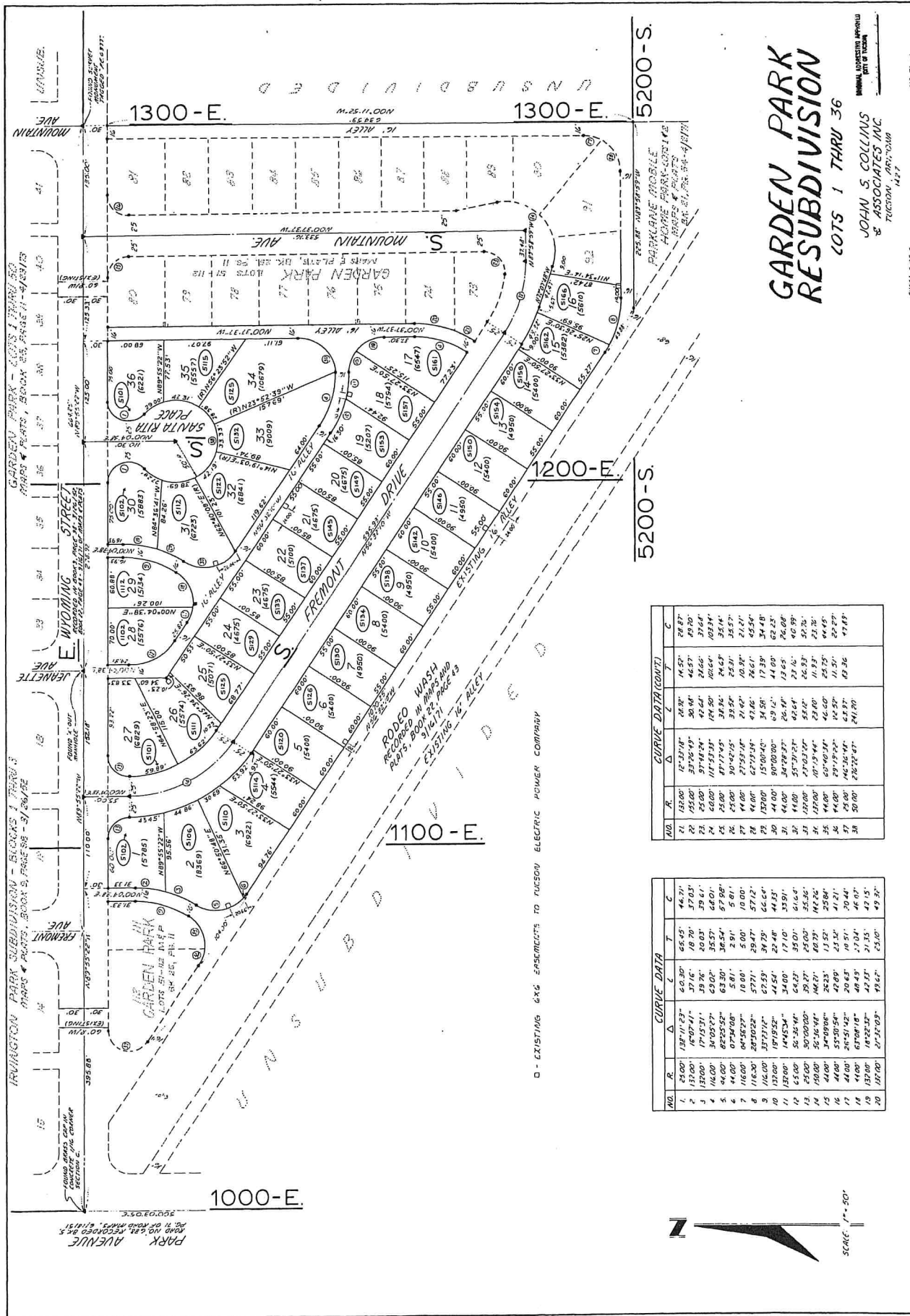
LOTS 1 THRU 36

BEING A RESUBDIVISION OF A PORTION OF GARDEN PARK LOTS 51 THRU 112 AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PIMA COUNTY, ARIZONA IN BOOK 27 OF MAPS AND PLATS AT PAGE 27 THEREOF.

JOHN S. COLLINS  
& ASSOCIATES, INC.  
TUCSON, ARIZONA

OFFICIAL NOTARIAL RECORD  
CITY OF TUCSON  
1979

ANNOTATED COPY



CURVE DATA (CONT.)			
NO.	R.	C.	T.
31	131.00'	171.11'	14.53'
32	131.00'	171.11'	14.53'
33	131.00'	171.11'	14.53'
34	131.00'	171.11'	14.53'
35	131.00'	171.11'	14.53'
36	131.00'	171.11'	14.53'
37	131.00'	171.11'	14.53'
38	131.00'	171.11'	14.53'
39	131.00'	171.11'	14.53'
40	131.00'	171.11'	14.53'
41	131.00'	171.11'	14.53'
42	131.00'	171.11'	14.53'
43	131.00'	171.11'	14.53'
44	131.00'	171.11'	14.53'
45	131.00'	171.11'	14.53'
46	131.00'	171.11'	14.53'
47	131.00'	171.11'	14.53'
48	131.00'	171.11'	14.53'
49	131.00'	171.11'	14.53'
50	131.00'	171.11'	14.53'

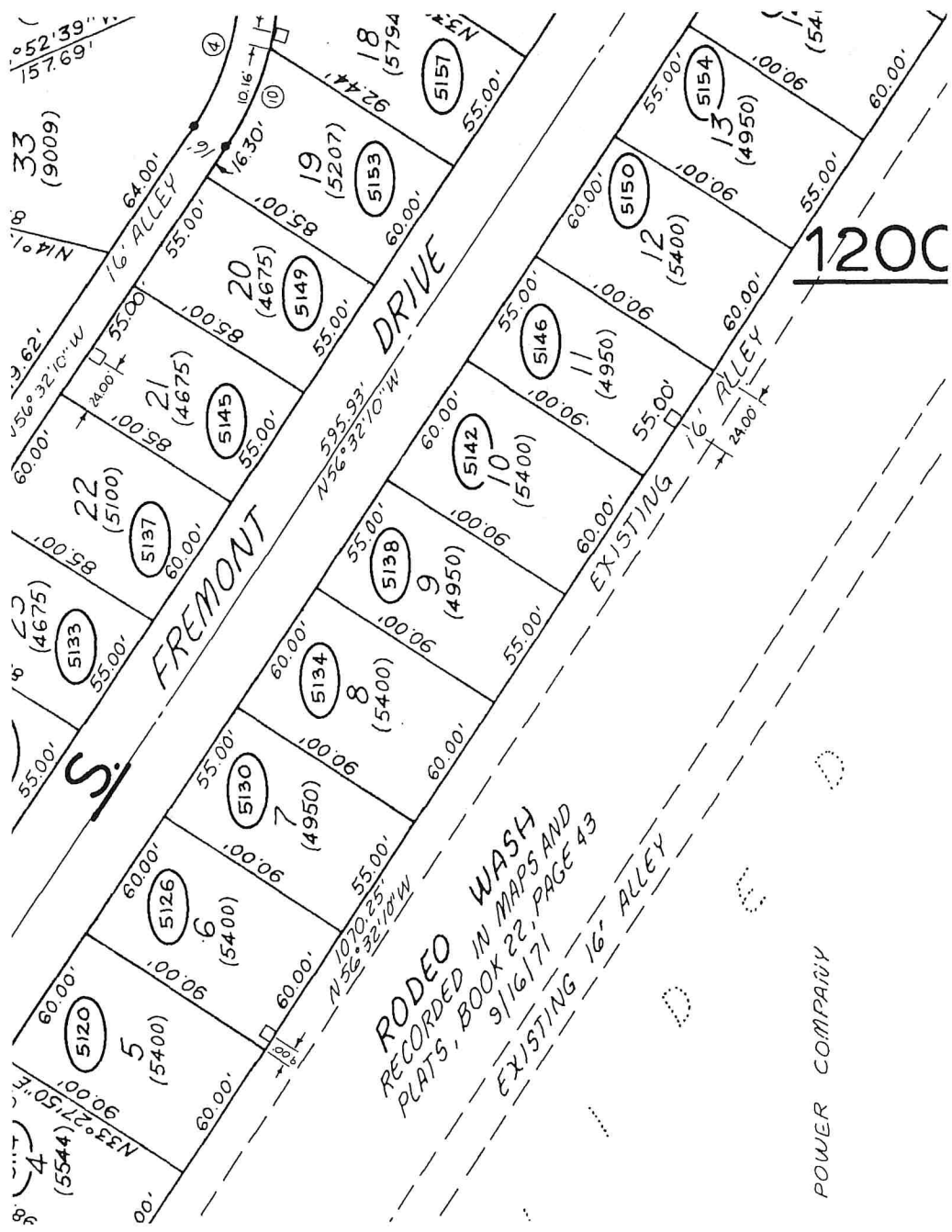
CURVE DATA			
NO.	R.	C.	T.
1	131.00'	171.11'	14.53'
2	131.00'	171.11'	14.53'
3	131.00'	171.11'	14.53'
4	131.00'	171.11'	14.53'
5	131.00'	171.11'	14.53'
6	131.00'	171.11'	14.53'
7	131.00'	171.11'	14.53'
8	131.00'	171.11'	14.53'
9	131.00'	171.11'	14.53'
10	131.00'	171.11'	14.53'
11	131.00'	171.11'	14.53'
12	131.00'	171.11'	14.53'
13	131.00'	171.11'	14.53'
14	131.00'	171.11'	14.53'
15	131.00'	171.11'	14.53'
16	131.00'	171.11'	14.53'
17	131.00'	171.11'	14.53'
18	131.00'	171.11'	14.53'
19	131.00'	171.11'	14.53'
20	131.00'	171.11'	14.53'

# GARDEN PARK RESUBDIVISION

LOTS 1 THRU 36

JOHN S. COLLINS & ASSOCIATES, INC.  
REGISTERED PROFESSIONAL ENGINEERS  
1427

SCALE 1" = 30'



Parcel Number: 140-18-2010

**Property Address**

Street Number	Street Direction	Street Name	Location
5138	S	FREMONT DR	Tucson

**Contact Information****Property Owner Information:**

FREGOSO JOSE J  
5138 S FREMONT DR  
TUCSON AZ

85706-1459

**Property Description:**

GARDEN PARK RESUB LOT 9

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Total FCV	Limited Value	Limited Assessed
2018	PRIM RESIDENCE (3)	10.0	\$91,515	\$70,249	\$7,025
2019	PRIM RESIDENCE (3)	10.0	\$102,238	\$73,761	\$7,376

**Property Information**

Township:	15.0	Section:	6	Range:	14.0E
Map & Plat:	31/18	Block:		Tract:	
Rule B District:	10	Land Measure:	1.00S	Lot:	00009
Census Tract:	3701	File Id:	1	Group Code:	
Use Code:	0131 (SFR GRADE 010-3 URBAN SUBDIVIDED )			Date of Last Change:	10/12/2016

**Valuation Area**

District Supervisor: RAMON VALADEZ District No: 2

Condo Market	DOR Market	MFR Neighborhood	SFR Neighborhood	SFR District
111	7	ST_EL_PUEBLO_PARK	01004312	16



## Recording Information (5)

Sequence No.	Docket	Page	Date Recorded	Type
20162670756	0	0	9/23/2016	QCDEED
20162370282	0	0	8/24/2016	JTDEED
20142650234	0	0	9/22/2014	BTDEED
19980860127	10809	252	6/3/1998	JTDEED
0	6130	58	10/10/1979	

## Residential Characteristics

Property Appraiser: Stephen Hamner Phone: (520) 724-3061

## Main Structure:

Appraisal Date:	10/1/1979	Property Type:	Single Family Residence	Area ID:	Ed 16-010043-12-3
Processed:	12/31/1969	Building Class:	3	Physical Condition:	Fair
Total Living Area:	1,148	Garage Type:	Carport	Effective Construction Year:	1979
Garage Capacity:	1	Stories:	1	Patio Type:	None
Rooms:	5	Patio Number:	0	Quality:	Fair
Pool Area:	0	Exterior Walls:	Slump Block	Valuation Type:	00
Roof Type:	Built Up	Total Main:	\$91,284	Heating:	Forced
Total Control:	\$91,284	Cooling:	Evaporative	Total Actual:	\$102,238
Bath Fixtures:	6	FCV Adjustment Factor:	1.000	Enhancement:	\$0
Last Calc:	0903				

## Notes (2)

Created: 10/14/2014 SQ20142650234 BENEFICIARY DEED FROM JOSE J FREGOSO &amp; SHIRLEY J FREGOSO

Modified: 10/14/2014

Created: 10/14/2014 QCD: DOCKET 8788 AT PAGE 36

Modified: 10/14/2014



### Notes

Notes

### Legend

- A Zones**
  - ZONE A
  - ZONE AE
  - ZONE AH
  - ZONE AO
- X Zones**
  - Areas of 100-year flod
  - Areas of 500-year flod
- Undefined Shallow Flows
- Flood Boundaries
- Estimated Flood
- Hazard Zones
- Sheet flow
- flood
- Parcels

1: 564



0.0 0 0.01 0.0 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© City of Tucson

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION